



9213 Wood Duck Drive

NEW FAIRVIEW, TX 76247
LILY II FLOOR PLAN

3,919	4	3.5	3
SQUARE FEET	BEDROOMS	BATHROOMS	CAR GARAGE

PALOMA RANCH ESTATES
PRICED AT
\$781,508

\$731,508

MODEL HOME • 9400 MALLARD DRIVE | LILY IV
Under Construction • Est. September 2026

ELEVATION AS

The Lily II, a two-story plan with 4 bedrooms, 3.5 baths, a study, and a 3-car garage. The home sits on an interior lot, quietly set back from the through traffic, with a 3-car garage handling the truck, the tools, and everything in between. Step inside and the living room makes its case immediately — 20-foot vaulted ceilings and a stacked stone fireplace running the full height to the ceiling, the kind of first impression that sells the house on its own. Site-finished wood floors run through the main living areas, a genuine step up from prefinished, and the Deluxe Kitchen anchors the open layout with quartz countertops, a gas cooktop, and an electric oven for the cook who wants both. A dedicated study offers a quiet workspace on the main level. The oversized Primary Suite is a real retreat, with room to actually furnish it the way you want. Window coverings are already in place, window seats tucked throughout add storage and a spot to sit, and a mud room off the garage catches the daily drop of shoes and bags. Upstairs, a game room and a separate media room give the household room to spread out — one for the pool table and the noise, the other set up for movie nights. Out back, an extended covered patio plumbed with a gas stub makes the yard grill-ready, while a covered porch out front completes the indoor-outdoor flow. A tankless water heater, gutters, an exterior lighting system, and a custom 8' front door round out the home, along with the energy-efficient features standard in every Bloomfield Home! Come tour the Lily II at Bloomfield's model in Paloma Ranch Estates.

